





## 2 Marlowe Close, Middleton-on-Sea,

A very well presented end of terrace house in quiet cul-de-sac.



- ▶ End of Terrace House
- ▶ Sitting Room
- ▶ Three Bedrooms
- ▶ South Facing Rear Garden
- ▶ Off-Road Parking
- ▶ Well Presented Throughout
- ▶ Modern Kitchen/Diner
- ▶ Bathroom & Ground Floor WC
- ▶ Quiet Cul-De-Sac Location
- ▶ 963 Sqft of Accommodation

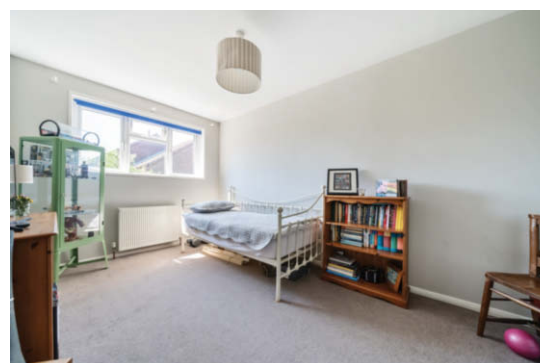
This charming and well presented three bedroom house is conveniently located within a quiet cul-de-sac, just a short distance to the north of the Middleton-on-Sea village centre. The property offers an excellent opportunity for those who are either upsizing or downsizing.

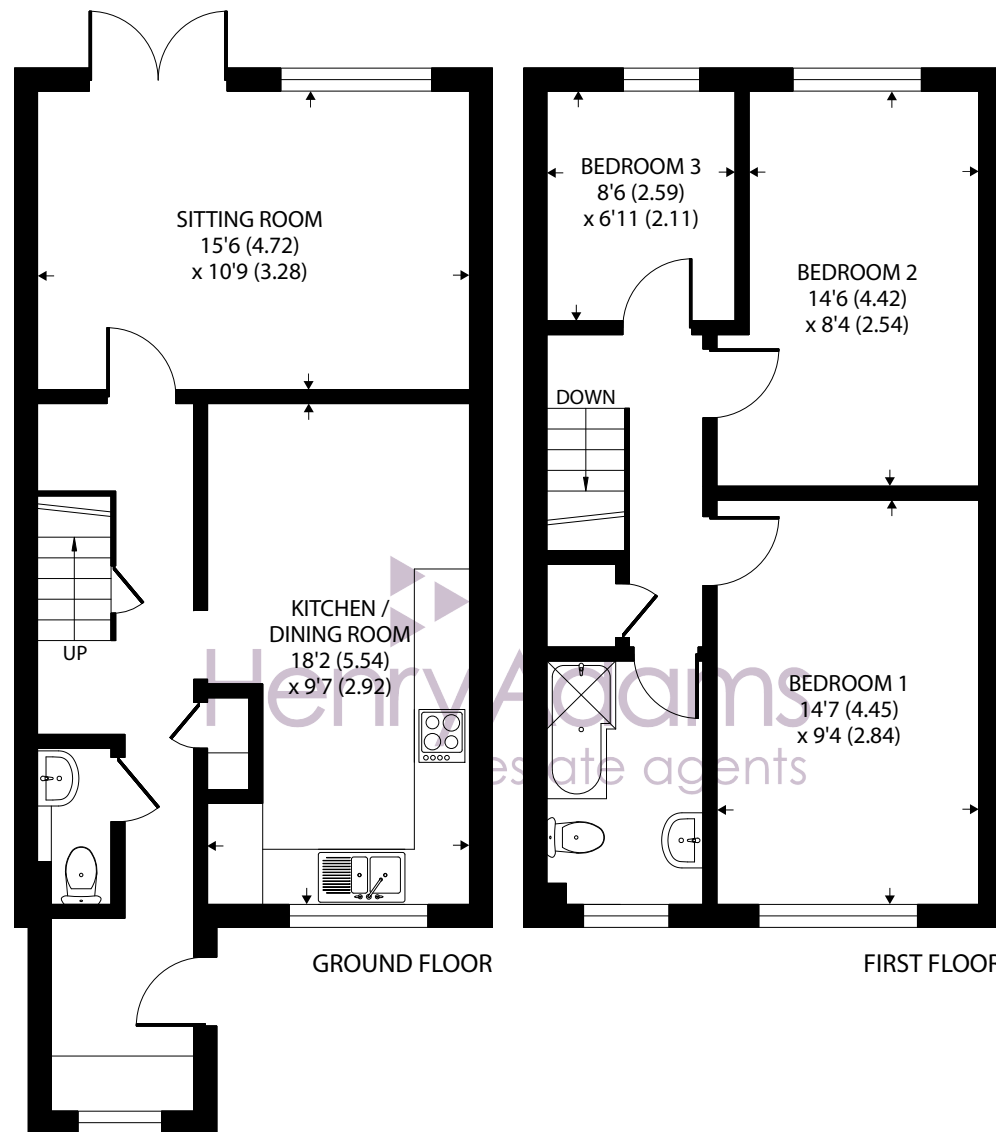
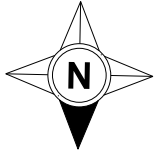
Measuring 963 sqft, the modern interior features a sophisticated shaker style kitchen/dining room equipped with an integrated double oven, hob, fridge/freezer and dishwasher. The south-facing sitting room provides a scenic view of the rear garden through patio doors, while also offering access to the outdoor area. A utility area near the entrance hall includes plumbing for a washing machine and extra storage space, whilst the convenient ground floor cloakroom completes the ground floor.

Stairs rise from the entrance hall to the first floor landing where the family bathroom and all three bedrooms will be found. Two of the bedrooms are doubles whilst the third bedroom is a single room.

Externally, the property boasts off-road parking for one vehicle and a side gate providing access to the south-facing rear garden. This outdoor space provides a high degree of privacy and features a combination of lawn and decking, bordered by mature plants and shrubs, complemented by a timber storage shed tucked away in the rear corner.

Council Tax Band: C





Approximate Area = 963 sq ft / 89.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



## Location

The charming village of Middleton-on-Sea offers a wide range of local facilities including a doctor's surgery, pharmacy, sports/social club, post office and a range of useful shops, café, fish and chip shop and a pub. Nearby attractions include Felpham Golf Club, a sailing club and the unspoilt beach. A regular bus service links the village to Bognor Regis which offers a more comprehensive range of amenities. Historic Arundel, the cathedral city of Chichester and the famous Goodwood motor circuit and racecourse can all be found within an 11 mile radius.

What3Words ///twin.leotard.mirroring

10/08/24



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